

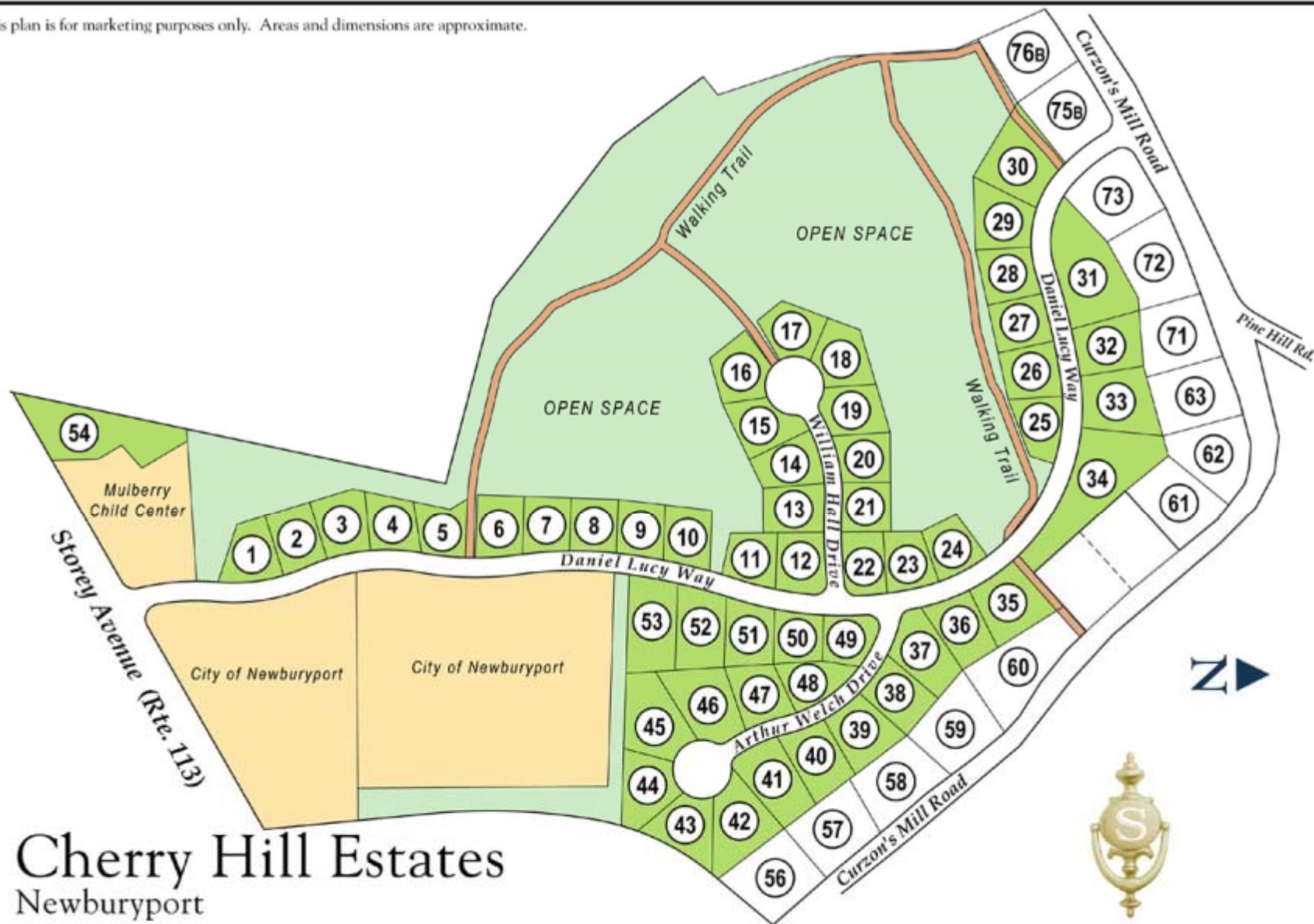
# **Benefits and Obstacles to OSRD Development**

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# Cherry Hill Estates

## Newburyport

9/2/05

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# The Village at Pillsbury Pond

Georgetown

9/2/05



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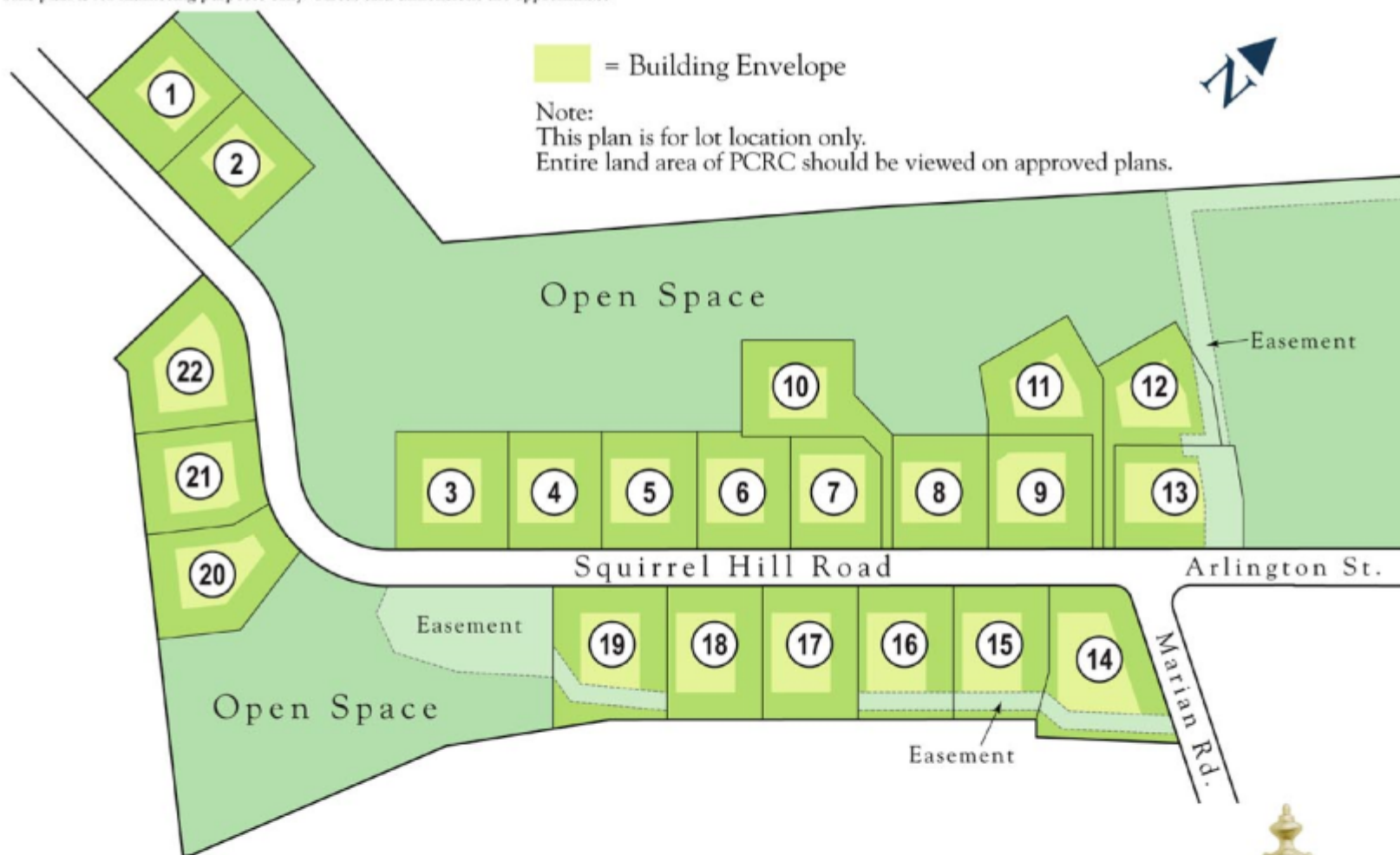






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# Colonial Acres

Acton

8/9/05

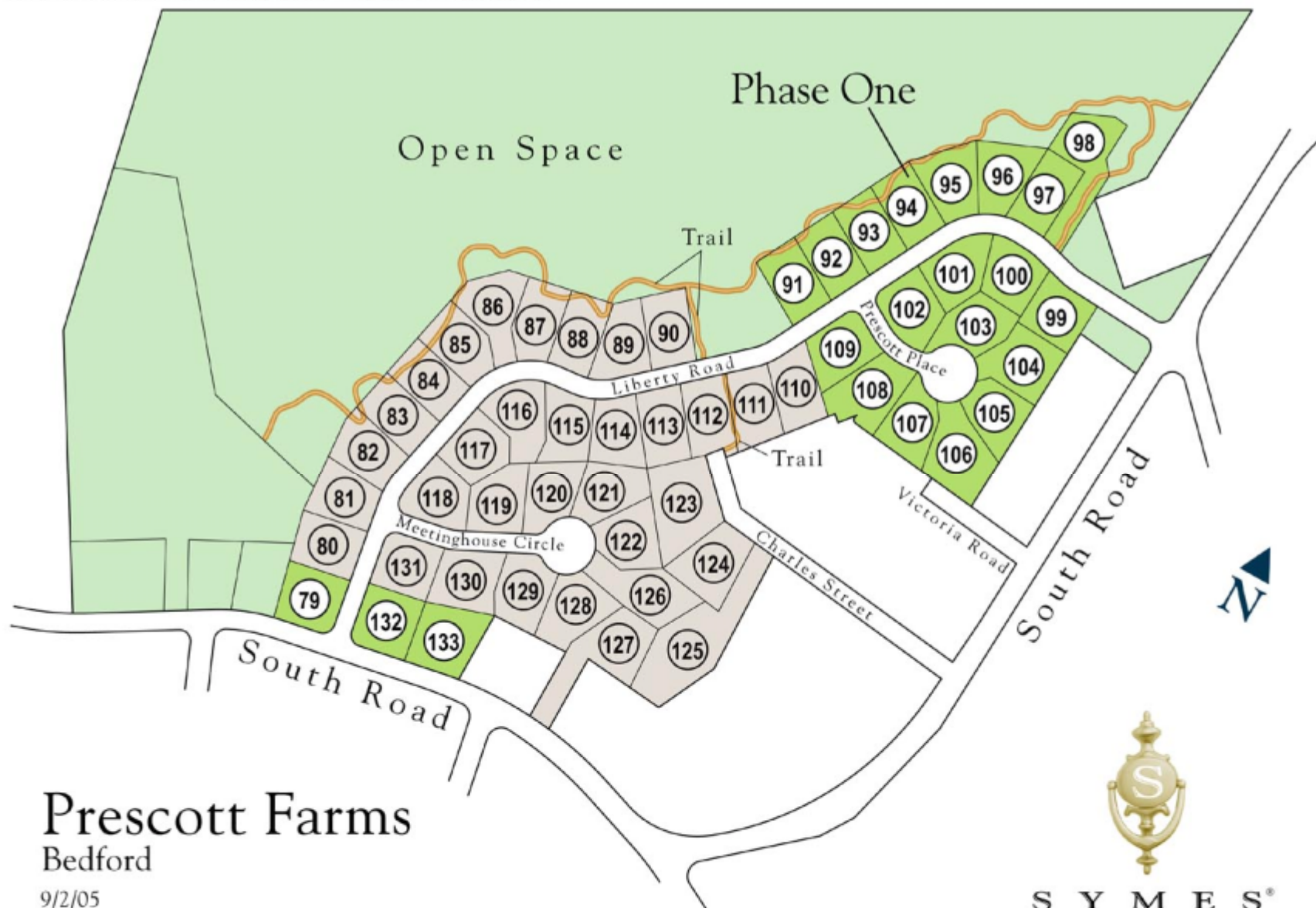


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# Prescott Farms

Bedford

9/2/05

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# OSRD Benefits to the Developer

- 1 ) Reduced roadways and infrastructure.
  - a) Roadway construction costs are in the \$400 - \$600/ft range.
  - b) Less roadway = Less Impervious surface = less infiltration makeup areas.
- 2) Less impacts on wetlands.
  - a) Minimal wetland impacts = less wetland replication areas and expensive crossings.
  - b) Less time and risk in front of Conservation/D.E.P.
- 3) Reduced lot areas and setbacks = cost savings on driveways and landscaping.
- 4) Time – geographically condensed construction is easier to manage.
- 5) Pride – OSRD plans are just more socially responsible.
- 6) Sales advantages:
  - Trail systems
  - Open Space
  - Social Community



# Symes Development LLC

5th largest volume builder in MA ,*Builder Magazine*; 2004 HBAMA *Builder of the Year*.

Our first preference when considering a development parcel is for OSRD design.

## **Hurdles and regulations that have “crept” from Green Neighborhood Alliance model by-laws:**

- 1)Yield plans or proof plans that are almost conventional subdivision plans. Intent and goal is to reduce lot yield – not a good way to motivate a developer.
- 2)Local BOH septic regulations are getting worse – devours too much land, forces design decisions to “tip” to a conventional large lot design as house lots need the land area to hold the super sized septic systems. Shared systems are probably best solution: generally more ecologically sensitive, have the most regulatory oversight and use the least amount of land.
- 3)Most communities that allow for OSRD only do so by special permit or in some cases a town meeting vote. Most developers shy away from special permits and we all avoid town meeting votes.
- 4)Perimeter buffer zones are getting excessive, in some cases 50 -100 feet: absorbs a lot of land and takes away from the more important ecological and contiguous open space. At worst, perimeter buffer zones should not exceed the side yard setback requirements of the underlying zoning.
- 5)Minimum parcel sizes excludes many developable parcels.
- 6)Excessive road regulations are the enemy of good OSRD and LID. This includes road widths, road grades, right of way widths, number of sidewalks and curbing. Take your Fire Chief and DPW Manager to the Cape, Vineyard or Nantucket, the roads are narrow, the traffic moves the fire trucks get through and the roads get plowed!



***6 lot cul-de-sac in Beverly, Massachusetts***



“Average residential building lot sizes in MA have increased 47% statewide since 1970, and have more than doubled in some counties...”

*Losing Ground: At What Cost? Mass Audubon 2003*

“Over half of the municipalities in Eastern MA (95 of 187) zone over half of the land area for lot sizes of one acre per home or greater...”

*Amy Dain, Pioneer Institute for Public Policy Research, 2006*